

Budget Worksheet

Property = Generations on 1st,Book = Cash,Start Month = 03/2025

GENERATIONS ON 1ST, LLC

Account	March	April	May	June	July	August	September	October	November	December	Row
Name											Total
GPR Income											
1BR 60 Units @ \$995	59,700.00	59,700.00	59,700.00	60,040.00	60,040.00	60,040.00	60,040.00	60,040.00	60,040.00	60,040.00	599,380.00
2BR 12 Units @ \$1,475	17,700.00	17,725.00	17,725.00	17,725.00	17,850.00	17,850.00	17,850.00	17,850.00	17,850.00	17,850.00	177,975.00
Garage Stalls 49 @ \$75	3,675.00	3,675.00	3,675.00	3,675.00	3,675.00	3,675.00	3,675.00	3,675.00	3,675.00	3,675.00	36,750.00
Storage Units 27 @ \$41.65 avg.	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	11,250.00
Commercial - Senior Center	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00
Net Income	82,200.00	82,225.00	82,225.00	82,566.00	82,690.00	82,690.00	82,690.00	82,690.00	82,690.00	82,690.00	825,356.00
Less Apartment Vacancies	9,610.00	8,600.00	7,080.00	3,870.00	3,870.00	3,870.00	3,870.00	3,870.00	3,870.00	3,870.00	52,380.00
Less Garage Parking Vacancies	480.00	400.00	320.00	300.00	240.00	240.00	240.00	240.00	240.00	240.00	2,940.00
Less Storage Unit Vacancies	830.00	830.00	785.00	520.00	360.00	360.00	360.00	360.00	360.00	360.00	5,125.00
Less HME Incentives	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	415.00	360.00	4,895.00
Less Incentives	2,595.00	2,595.00	2,570.00	2,230.00	1,935.00	1,640.00	1,155.00	555.00	455.00	360.00	16,090.00
	68,170.00	69,285.00	70,955.00	75,131.00	75,770.00	76,065.00	76,550.00	77,150.00	77,350.00	77,500.00	743,926.00
Other Income											
Non-refundable Pet Fees	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,000.00
NSF Fees	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	180.00
Re-Rental Charges	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	1,800.00
Other Income	75.00	75.00	75.00	75.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Net of Other Income	373.00	373.00	373.00	373.00	348.00	348.00	348.00	348.00	348.00	348.00	3,580.00
Total Income	68,543.00	69,658.00	71,328.00	75,504.00	76,118.00	76,413.00	76,898.00	77,498.00	77,698.00	77,848.00	747,506.00
Expenses											
Maintenance Expenses											
Maintenance Staff Costs	400.00	400.00	400.00	400.00	350.00	350.00	350.00	350.00	350.00	350.00	3,700.00
Caretaker/Resident Manager	660.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	5,925.00
Repairs / Maintenance	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	10,000.00
Janitorial	750.00	1,500.00	800.00	800.00	850.00	1,500.00	800.00	800.00	750.00	750.00	9,300.00
Carpet Cleaning	300.00	1,575.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	4,275.00
Painting / Decorating	1,500.00	750.00	300.00	300.00	300.00	200.00	200.00	200.00	200.00	200.00	4,150.00
Plumbing	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,000.00
Electrical / Fire Protection	1,550.00	750.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	250.00	3,850.00
HVAC	200.00	350.00	200.00	200.00	350.00	200.00	200.00	350.00	200.00	200.00	2,450.00
Elevator	25.00	25.00	475.00	25.00	25.00	475.00	25.00	25.00	25.00	475.00	1,600.00
Flooring	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	2,800.00
Appliances/Laundry	100.00	100.00	750.00	750.00	750.00	750.00	100.00	100.00	100.00	100.00	3,600.00
Extermination	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	200.00
Grounds Maintenance	0.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	0.00	0.00	1,295.00
Snow Removal	185.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.00	250.00	620.00
Less Resident Chargebacks	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,000.00
Total Maintenance Expenses	7,570.00	8,120.00	5,945.00	5,495.00	5,645.00	6,495.00	5,145.00	4,845.00	5,145.00	5,360.00	51,765.00
Admin/Utility Expenses											
Offsite office rent	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	13,125.00
Offsite office utilities	200.00	200.00	170.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	1,970.00
Offsite office equipment/supplies	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	2,150.00
Advertising / Marketing	800.00	800.00	800.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	5,900.00
Software Fee	73.00	73.00	73.00	73.00	73.00	73.00	73.00	73.00	73.00	73.00	730.00
Lease Commissions	600.00	600.00	200.00	600.00	600.00	200.00	200.00	200.00	200.00	200.00	3,600.00
Professional Fees	350.00	40.00	40.00	40.00	40.00	40.00	40.00	120.00	40.00	40.00	790.00
Bank Fees/ACH Fees	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	350.00
Internet & Telephone Costs/Service	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	290.00
Property Management 5% Collected	3,427.15	3,482.90	3,566.40	3,775.20	3,805.90	3,820.65	3,844.90	3,874.90	3,884.90	3,892.40	37,375.30
Real Estate Taxes/Escrow	12,750.00	12,750.00	6,400.00	6,400.00	6,400.00	6,400.00	6,400.00	6,400.00	7,150.00	7,150.00	78,200.00
Property Insurance	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,585.00	2,585.00	2,585.00	2,585.00	24,740.00
Electricity - Apts	400.00	350.00	325.00	300.00	300.00	300.00	300.00	375.00	400.00	400.00	3,450.00
Electricity - Building	1,100.00	1,000.00	900.00	850.00	850.00	850.00	850.00	850.00	850.00	900.00	9,000.00
Natural Gas - Building	1,000.00	850.00	600.00	380.00	380.00	380.00	380.00	380.00	500.00	650.00	5,500.00
Water & Sewer	3,590.00	3,590.00	3,590.00	3,590.00	3,590.00	3,590.00	3,590.00	3,590.00	3,800.00	3,800.00	36,320.00
Garbage Removal	210.00	210.00	210.00	210.00	210.00	210.00	220.00	220.00	220.00	220.00	2,140.00
Total Admin & Utility Exp.	28,491.65	27,937.40	20,865.90	20,909.70	20,940.40	20,555.15	20,774.40	20,959.40	21,994.40	22,201.90	225,630.30
Total Operating Expenses	36,061.65	36,057.40	26,810.90	26,404.70	26,585.40	27,050.15	25,919.40	25,804.40	27,139.40	27,561.90	277,395.30
Net Operating Income	32,481.35	33,600.60	44,517.10	49,099.30	49,532.60	49,362.85	50,978.60	51,693.60	50,558.60	50,286.10	470,110.70
Other Expenses											
US Court Trustee 0.4%	328.80	328.90	328.90	330.26	330.76	330.76	330.76	330.76	330.76	330.76	3,301.42
Contingencies	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	25,000.00
Misc. PM Fees	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	5,000.00
Misc. Professional Fees	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,000.00
Manager Oversight \$45/unit	3,240.00	3,240.00	3,240.00	3,240.00	3,240.00	3,240.00	3,240.00	3,240.00	3,240.00	3,240.00	32,400.00
Reserves Escrow/Usage	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	5,000.00
Total Other Expenses	7,268.80	7,268.90	7,268.90	7,270.26	7,270.76	7,270.76	7,270.76	7,270.76	7,270.76	7,270.76	72,701.42
Total Monthly Expenses	43,330.45	43,326.30	34,079.80	33,674.96	33,856.16	34,320.91	33,190.16	33,075.16	34,410.16	34,832.66	350,096.72
Net Cash Flow	25,212.55	26,331.70	37,248.20	41,829.04	42,261.84	42,092.09	43,707.84	44,422.84	43,287.84	43,015.34	397,409.28